

**Town of Felton
Town Council Meeting
July 13, 2020
6:30 pm**

Mayor Clendaniel called the Town Council Meeting of Felton to order at 6:30 pm on Monday, July 13, 2020. Present at the meeting were:

Council Members: Mayor Joanne Clendaniel, Vice-Mayor Joe Yapsuga, Anthony Carroll, Diana Dolan-Beulah and Bill Brittingham.

Staff: Chief Levi Brown, Town Manager, Amy Thomas and Town Clerk, Tracey Thompson.

Public: Troy Braxton, Dominic Balascio, John Klein and Rebecca Greene.

Citizens Concerns:

Mr. Braxton, owner of 1597 Peach Basket Road, stated in October 2019 he inquired about wanting to have two acres of his property annexed into town and at that time he was told he would be able to do that. Rebecca Greene, former Town Manager, spoke and reiterated she had explained to Mr. Braxton that he would have to file for a lot line adjustment through Kent County before being able to bring his two acres into Town. She also confirmed that Kent County had contacted the Town of Felton stating that he would not be able to get a lot line adjustment due to him already selling off a part of the original parcel. Mr. Braxton then stated it must be a mistake on Kent County's part because he did not sell off the land himself. He explained that it was a done deal before he even bought the land that he owns now. Amy Thomas the current town Manager explained to Mr. Braxton that he needs to take that up with Kent County and have that corrected in order for the county to do a lot line adjustment. Once he has that corrected he can file for the annexation of the two acres into Town.

Police Report:

Chief Brown presented the June report. Mayor Clendaniel with the help of Town Manager, Amy Thomas went into detail of the proposed expansion on the Felton Police Department. Chief Brown went into details on how they plan on enclosing a section of Town Clerk, Tracey Thompson's office into a holding cell. Vice Mayor Joe Yapsuga, questioned on what budget were the funds coming from in order to do the remodel. Mayor Clendaniel explained to Mr. Yapsuga that they had talked about this in several council meetings and they would use the money from the Capital Improvement line for the expansion for the Felton Police Department.

Motion: Councilmember Carrol made a motion to approve the June 2020 Police Report. Mayor Clendaniel seconded the motion. The motion was passed unanimously.

Budget Report:

Amy presented the June Budget Report. There were no questions or comments on the June budget.

Motion: Councilmember Yapsuga made a motion to accept the June 2020 Budget Report. Councilmember Dolan- Beulah seconded the motion. The motion was passed unanimously.

Town Council Meeting Minutes:

Mayor Clendaniel presented the June 8, 2020 Public Hearing Meeting Minutes, Council Meeting Minutes and the July 8, 2020 Planning and Zoning Meeting Minutes. There were no questions or comments on the June 8, 2020 Public Hearing Meeting Minutes, Council Meeting Minutes or the July 8, 2020 Planning and Zoning Meeting Minutes.

Motion: Councilmember Yapsuga made a motion to accept the Public Hearing Meeting Minutes, Council Meeting Minutes and the Planning and Zoning Meeting Minutes. Councilmember Dolan- Beulah seconded the motion. The motion was passed unanimously.

1437 Peach Basket Road- Request Waiver To Connecting To Town's Water Main:

Mayor Clendaniel opened up the discussion with an explanation on what the property owners of 1437 Peach Basket Road wanted to do with said property. She explained that they want to build four homes and due to the high costs they are requesting a waiver from the Town to allow them to put in wells instead of connecting to the Town water supply. At that time Attorney Mr. Balascio chimed in that he provided the Town with the bids for the water connection and the prices are too high for the owner since it is over 1000 feet to hook up to the Town Water. Mr. Klein mentioned that he has to pay for the sewer hookup which is over \$90,000.00, which is mandatory for Kent County. Councilmember Yapsuga asked if Mr. Klein knew prior to purchasing the property that he would be required to hook into the Town's water system. Mr. Balascio responded that the lender knew that the property had been annexed into Town, and this property has gone through a few buyers. Mr. Klein and his partner were the original buyers and now the property is owned by the lender Blue Water Trust. Mr. Balascio stated that it would be more beneficial for the owner to be able to put well's on the property per new home build and that the Town would be getting four new tax accounts. Councilmember Yapsuga questioned Mr. Balascio on how they would inform the new buyers that they would be responsible to connect to Town water if their well stops working. Mr. Balascio answered that they would provide that information to the buyers prior to the sale. Amy reminded the Councilmember's our Ordinance states that if you are in Town limits and you have new construction you must therefore hookup to Town water supply. The owner prior to Mr. Klein knew when he annexed that property into Town of Felton that if his well needed to be replaced that he would need to have to pay to have hookup to Town water. Mayor Clendaniel also explained to Mr. Balascio and Mr. Klein that if we waived the water connections for them then we would need to waive for all and we cannot do that per the Town's policies. Mr. Klein asked if he could use the current well that is on property for his new construction. Mayor Clendaniel replied Town policy is all new construction in Town limits cannot hook up to existing wells on property, that would be illegal. The well can be used for the homes that exist on property now, but when the

well stops working those houses have to connect to the Town's water supply. Mr. Klein asked if all things were done correctly can the property be subdivided in to the four lots. Mayor Clendaniel agreed those lots can be subdivided as long he follows the Town of Felton Planning and Zoning requirements. Amy advised Mr. Klein to go through our Planning and Zoning Ordinance which is located on our website.

Motion: Mayor Clendaniel made a motion to deny the requested waiver to connect to Town's water main. Councilmember Yapsuga seconded the motion. Roll Call: Mayor Clendaniel-yes, Councilmember Brittingham- yes, Councilmember Dolan-Beulah- yes, Councilmember Carrol- yes, Councilmember Yapsuga- yes.

Second Reading Article IV: Title 21 Keeping Of Dogs Within Town Of Felton:

Mayor Clendaniel opened up discussion on second reading of revised ordinance of Article IV: Title 21. There were no comments or questions on regards to the revised ordinance.

Motion: Councilmember Yapsuga made a motion to accept revised Article IV: Title 21 Keeping of dogs within Town of Felton. Councilmember Dolan-Beulah seconded the motion. Roll Call: Mayor Clendaniel- yes, Councilmember Yapsuga- yes, Councilmember Dolan- Beulah- yes, Councilmember Brittingham- yes, Councilmember Carroll- yes.

The meeting was adjourned at 7:24pm.

Motion: Councilmember Yapsuga made a motion to adjourn the meeting. Mayor Clendaniel seconded the motion. The motion was passed unanimously.

These minutes were prepared by Tracey Thompson, Town Clerk.

Tracey Thompson, Town Clerk

Date